

REAL ESTATE SALES AND BUILDING NEWS

Buyer of Small Plot on East
52d Street Will Erect a
Modern Structure.

16TH ST. LOFT IN TRADE

Plans Filed for West End
Apartment — 56th Street
House Leased for Business.

After a week of unusual activity for a midsummer market business in real estate showed a decided slowing yesterday with but a few transactions reported which are of more than local interest. Of leading importance was the sale of two small properties in the Park avenue section, where the purchaser will erect a modern building. Probably it will be a small apartment house, for that is the class of improvement for which the property is best adapted. It is on Fifty-second street just east of Park avenue. One investment purchase was announced, but it has many earmarks of a wash sale, the buyer in the present transaction being the wife of the man who a year ago sold the lot on which the present sellers erected the building which is included in yesterday's deal. The property involved is a new loft building on Sixteenth street near Sixth avenue.

SALES IN MANHATTAN.

WEST 16TH STREET.—The Hasco Building Company, Lorne A. Scott, president, has sold the twelve-story loft building at 43 to 47 West Sixteenth street, on plot 63x92, to Mrs. Louise O'Beily of Garden City, L. I., who gave in part payment the four and five story tenements at 75 Monroe street, on lot 26x100, near Pike street. The site on which the Sixteenth street building stands was purchased about a year ago by the Hasco company from Mrs. Henry D. Winsans, the owner of the adjacent street property, passed yesterday.

LAST 3D STREET.—Henry D. Winsans and May report the sale of 106 East Fifty-second street, a four story apartment building, for Minburn Post Collins; also the adjoining similar property, 108 East Fifty-second street, for the Van Dyck estate. It is the intention of the postman to build on this site with a modern building. Each of the properties has a frontage of 19.2 feet and a depth of 100.5. The plot begins 7.8 feet east of Park avenue. Directly across Fifty-second street the Montana Realty company is erecting a twelve-story apartment house which will occupy the entire Park avenue frontage from Fifty-second to Fifty-third street.

AMSTERDAM AVENUE.—Slawson & Hobbs have sold for George Noakes 155 Amsterdam avenue, southeast corner of Eighty-eighth street, a five story flat with stores, on lot 25x100, to an investor.

LAST 3D STREET.—The F. Dornberger Realty Company has sold for Frank D. Wagner to Edward P. Miller the five story tenement on East Eighty-third street,

on lot 25x100, July 25, atty. Steiner & P. 309 Broadway.

BROOKLYN SALES.

Torkel Larsen has sold for Miss Mary McCoyle 522 Sixth avenue, a two family dwelling, on lot 18x100, to M. Vance. Giligan & Levine have sold for Seaton Brothers to the New Department Realty Company the five story store and residence located on Forty-first street, on the north side of Bergen street 138 feet east of Clarendon avenue. The same brokers sold for Julia Greenhall the dwelling at 18 Hampton place.

J. W. Lamoreaux has sold the two story house with store at 182 Albany avenue, on lot 23x100.

Miss Anna Kelly has bought from F. J. W. Burch 513 Sixty-second street, a two family dwelling, on lot 20x100.

James Fisher has sold 164 Westminster road, a detached residence, on plot 55x100, for the estate of Josephine Hallach to Thomas Powell, also 323 East Fourth street, a one family residence, for Mrs. H. Shepard, to George B. Starkey, and 110 Rodney street, a three story brownstone front residence, for Theresa Mayer, to Hattie Dingman.

LONG BEACH DWELLING SOLD.

The Long Beach residence formerly owned by John C. Clark, Mrs. John Wilson, of the United Wireless, has been sold by Frederick P. Jones for the Allied Realty Investors Company to a buyer, who will occupy the house. The cottage is at the corner of Laurelton Boulevard and Penn street and is of colonial design. It contains twelve rooms and three baths, and overlooks the ocean.

LAKE MAHOPAC SALE.

E. P. Gaillard has sold the Elias J. Herrick homestead, consisting of twenty acres, having a large frontage on Lake Mahopac, N. Y. The buyers will erect two residences on the lake front for their own occupancy.

WEST END AVENUE APARTMENTS.

Nast & Springer, architects, have plans for the construction of a twelve-story fireproof elevator apartment house on the northeast corner of West End avenue and Ninety-eighth street. It will have a frontage of 50.5 feet and a depth of 131 feet having a facade of brick, with limestone and terra cotta trimmings and paneled accommodations for thirty-six families. The L. M. Holding Company is the owner of record. The cost has been estimated at \$300,000.

BROADWAY PICTURE THEATRE.

Plans for a one story moving picture theatre of fireproof construction to be erected on the east side of Broadway, 228 feet north of Ninety-fourth street, were filed yesterday, with the Manhattan Bureau of Buildings by George and Edward Blum, architects. It will have a frontage of 42 feet and a depth of 133 feet with a facade of cast iron and glass and timber in the Egyptian style of architecture. In the rear of the building will be a hardware store and in the cellar will be six bowling alleys. Louis Alton is the owner of record.

BRONX BUILDING PLANS.

The only plans filed for new buildings yesterday in the Borough of the Bronx were those for a two and one half story brick, 46x20, on the west side of Netherland avenue, 175 feet north of 22d street, for the Edgewood Terrace Company, of which E. M. Johnson is the president at a cost of \$7,000.

MERCANTILE LEASES.

Dr. Robert E. Fevre his former residence at Fifty-sixth street to Madame V. L. M. The lease is for a long term of years, and the building will undergo substantial alterations to be used as a high class dressmaking establishment.

Penrose Gulick Company have leased space on the eighth floor in the Art Color Building at 209 to 219 West Thirty-eighth street to Manger, Hughes & Manger for \$1,000.

William Sittenham has secured under a long term lease the H. H. Roger, Jr. store, No. 57 Madison avenue, adjoining the southwest corner of Fifty-seventh street. Mr. Sittenham will immediately commence altering these premises for men's studies and bachelor apartments. The Douglas Robinson, Charles S.

Brown Company and Henry D. Winsans and May were the brokers in this transaction.

DWELLINGS RENTED.

H. C. Senior & Co. have leased for Susan R. Lawton and Cecile K. L. Acton the four story basement dwelling at 27 West Seventy-sixth street to Elizabeth H. Parker; also for Franklin D. Vought the three story and basement dwelling at 175 West Eighty-eighth street to Julian Heath.

RESULTS AT AUCTION.

PUBLIC OFFERINGS YESTERDAY IN MANHATTAN.
(At 14 VESEY STREET.)
By Joseph P. Durkin.

1587 ST. 22d & 23d — 1587 Second av. 15x90. 3 st. 2 divs.—R. H. Weston, trust vs S. Goldsmith et al; due, \$5,700; taxes, \$274.12. Withdrawn.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of owner and attorney. When attorney's name is omitted address party of the second part.)

Brownstone.

(South of Fourteenth st.)

PINE ST. 27x98. 3 st. 2 divs.—R. H. Weston, trust vs S. Goldsmith et al; due, \$5,700; taxes, \$274.12. Withdrawn.

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1587 ST. 22d & 23d — 1587 Second av. 15x9